

District II Advisory Board Minutes

October 3, 2005

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. Eleven board members, seven staff and approximately fifteen citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Brian Carduff
Daryl Crotts
Sarah Devries
Ray Frederick
Larry Frutiger
Tim Goodpasture
Matt Hesse
Joe Johnson
David Mollhagen
Phil Ryan
Marty Weeks

Council Member Sue Schlapp
Kaci Tucker*

*Youth Representatives

Members Absent

Dane Saksa*

Staff Present

Kelly Carpenter, Finance
Kelli Glassman, Neighborhood Assistant
Donna Goltry, Planning
James Mayer, Public Works
Scott Moore, Assistant City Manager
Jay Newton, Finance
Rob Raine, Finance

Guests

Listed on the last page

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:03 p.m.

APPROVAL OF MINUTES AND AGENDA

The agenda for October 3, 2005 was approved with the following revision:

Item #6 (CON2005-00028) will be agenda item #9 (**Goodpasture:Ryan, 10-0**):

The meeting minutes for August 1, 2005 and September 19, 2005 were approved as submitted (**Carduff:Crotts, 10-0**)

PUBLIC AGENDA

1. Scheduled items

No items were submitted.

2. Off-agenda items

No items were submitted.

NEW BUSINESS

3. Community Police Report

No report was submitted.

4. Towne Park Improvements

Residents of the Towne Park Neighborhood presented their request for improvements to Towne Park based on City staff findings and recommendations.

The Board thanked the residents for their presentation and suggested setting up a meeting between residents and staff to discuss further details of this project.

Action Taken: It was suggested that Kelli Glassman and Janet Sprecker work together to find a date and time to discuss this issue further with the appropriate City staff and neighborhood representatives.

5. Tax Revenue Distribution

Finance Staff discussed and presented tax revenue distribution in District 2 in comparison with other districts throughout the City of Wichita.

It was discussed that City services provided are based upon the need of an area and that we need to determine what outcomes we would like to see for district 2 in order to make sure that these needs are met. It was also recognized that since there are limited resources, the district and city need to be looked at as a whole to determine the best placement of these resources. Particular resources of interest for district 2 mentioned include public safety and park. It was suggested that City and County ventures should be considered when appropriate to meet these resource needs.

It was suggested that staff present a report on tax revenue distribution throughout the City on an annual basis. The Board thanked staff for the presentation

Action Taken: Received and filed report.

6. CSBG Review Committee

Sarah Gilbert, Career Services, reviewed this item at the last meeting. The CSBG Review Committee is a twelve-member board, with membership based in the District Advisory Boards. Four members are elected by low-income residents of the quadrants of the City and County that correspond to DAB's I, III, IV, and VI. Four members are appointed to represent the City Council and the remaining four members represent the following community sectors: business, religious organizations, industry, welfare, labor and education.

The request is to identify DAB members who are interested in serving on the Review Committee and are willing to represent one of the above sectors (public, community, low-income). Sarah Gilbert, Career Development Manager, will collect the information and develop

a list for Council appointees. Those interested in being elected to the low-income positions will be notified of the procedures for the election, to be held before the end of the year.

Kelli Glassman asked that anyone interested in participating on this review committee forward their application to her or **Sarah Gilbert** for further direction in this process.

Action Taken: Applications will be forwarded to Sarah Gilbert so that interested individuals may participate in this process.

7. **Proposed Wichita-Sedgwick County Unified Zoning Code Amendments Relating to Sexually Oriented Businesses**

Law and OCI Staff will present a conceptual overview of proposed amendments to both the Wichita-Sedgwick County Zoning Code (UZO) and the existing adult entertainment licensing ordinance in regard to sexually oriented businesses located in the City of Wichita.

DAB members expressed concern over SOB's being located only 500 feet from selected facilities, rights of business and property owners regarding lease agreements and compensation for business relocation, suggested extending the 1-year amortization process until leases are completed to term, questioned if these businesses could be outlawed all together, the effect this will have on hotels which have adult movie pay-per-view services and whether this includes message and escort services.

Action Taken: Provided feedback and input on the proposed changes, and received and filed the staff report.

8. **Petition to pave Zelta, from Kellogg to Waterman**

Public Works Staff presented this petition to pave Zelta from Kellogg to Waterman in order to provide paved access to a mixed-use developed area.

The estimated project cost is \$185,000 with \$169,500 assessed to the improvement district and \$15,500 paid by the City. The method of assessment is the square foot basis. The estimated assessment to individual properties is \$00.15 per square foot of ownership. The City share is for the cost of intersection paving. The funding source for the City share is General Obligation bonds.

State Statutes provide that a Petition is valid if signed by a majority of resident property owners or owners of the majority of the property in the improvement district. The signatures on the Petition represent 16 of 32 (50%) resident owners and 51.87% of the improvement district area.

Citizens in attendance were given the opportunity to express their concerns and had the following comments about the project:

- Concern with going forward with this project prior to all construction being completed on Kellogg
- Increased traffic flow on Zelta and through residential neighborhood if paved
- Paving will eliminate dust and safety hazards of through traffic to pedestrians and children in the neighborhood
- Use of speed bumps instead of paving

Jim Armour and Gary Janzen, Public Works, described the request and responded to all questions. It was clarified that the future Kellogg frontage road project would tie into Zelta, and any improvements associated with that would be paid for by the Kellogg project. If at all possible, those improvements would be constructed at the same time as Zelta.

Staff recommends that the District Advisory Board recommend approval of the Petition.

Action Taken: It was moved (**DeVries: Goodpasture**) to recommend that this petition be approved by City Council. Motion passed 8-2 (**Frutiger, Crotts**)

9. CON2005-00028

Donna Goltry, Planning, reviewed updates for this case for the conditional use for a nursery and garden center (Nature's Way), located at the northeast corner of Kellogg Drive and Bonnie Brae and informed the Board that all staff and resident concerns have been addressed and that this case will move forward for City Council approval.

Recommended Action: Received and filed report.

10. CON2005-00040

Donna Goltry, MAPD, presented a request for conditional use for Manufacturing, Limited for Lot 1, East Branch YMCA Addition, a developed and partially vacant/under used 2.28-acre site is located approximately 300-feet east of Rock Road and 325-feet south of Douglas Avenue.

The applicant, Old Y Holding, LLC, c/o Casey Bachrodt through their agent Baughman Company, P_A, c/o Russ Ewy, requests a conditional use Manufacturing, Limited for Lot 1, East Branch YMCA Addition, a developed and partially vacant/under used 2.28-acre site is located approximately 300-feet east of Rock Road and 325-feet south of Douglas Avenue. The site used to be the east side YMCA. The site's buildings (2), the outdoor pool, parking lot, fences and grounds are in need of maintenance and repair. The main building is approximately 17,000-square feet in size and is the building the applicant proposes to use for his business. The applicant proposes to eventually fill the pool and tear down the pool house.

The applicant's business is embellishing garments and apparel by using sewing machines to embroidering them or using ink to screen-print them. Sales are to other businesses, with any retail sales being incidental. Delivery of the products is by light trucks, vans or cars. There is some on site storage of products. The business employs 19-23 people on a first shift schedule.

Citizens in attendance were given the opportunity to express their concerns. Residents of the Bonnie Brae Neighborhood Association were present and expressed the following questions and concerns with this conditional use request:

- Noise from and hours of trash pick up
- Number of employees and hours of operation of business
- Future possible types of businesses allowed to locate at this site
- Amount of large vehicle traffic and proposed access points to site
- Proposed use of former pool area

Donna Goltry, MAPD, and **Russ Ewy**, agent, described the request and responded to all questions.

Based upon information available prior to the public hearings, planning staff recommends that the Conditional Use request for manufacturing limited for Lot 1, East Branch YMCA Addition be APPROVED subject to the following conditions:

- (1) The manufacturing, limited for embellishing garments and apparel by using sewing machines to embroidering them or using ink to screen print them shall be developed in conformance with the requirements of Art.III,Sec.III-D.6.m. of the Unified Zoning Code, with the exception of the setback standards, which must be waived by the City Council.
- (2) The applicant must provide an approved landscape plan, with landscaping and solid screening per the Unified Zoning Code and the Landscape Ordinance.
- (3) All applicable zoning and development standards must be met, including parking, internal circulation, loading areas and signage.
- (4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Action Taken: The District II Advisory Board moved to recommend that CON2005-00040 be approved subject to the conditions listed above by MAPD staff. Motion passed 10-0 (**Crotts, DeVries**).

BOARD AGENDA

11. Updates, Issues, and Reports

No items were submitted.

12. With no further business, the meeting adjourned at 9:55 p.m.

The **next DAB II meeting** will be **November 7, 2005** at the Rockwell Branch Library.

Guests

Lorraine Chang	Public Strategies Group (Omaha, NE)
Larry Cowgar	348 S Zelta
Doug Droegemeier	2731 Dublin
Jim Dworak	2913 S West Parkway
Russ Ewy	315 Lewis (Baughman Company)
Greg Gilpin	333 S Zelta
Ron Hole	8315 Peachtree
Pat K.	11818 E Kellogg
Ed Lindeman	2813 S West Parkway
Dean Mason	8002 Lynnwood
Caroline McClintick	145 Lochinvar
Todd Meadows	2809 S West Parkway
Janet Sprecker	2925 S. West Parkway
Mick Tranbarger	4414 N Shades Glenn
Mike Willich	2922 S. West Parkway